

136.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

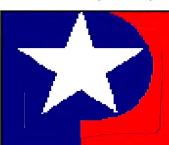
Total Card / Total Parcel

USE VALUE:

1,280,100 / 1,280,100

ASSESSED:

1,280,100 / 1,280,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
58		BRANTWOOD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KOHEN STEPHEN M &	
Owner 2: REMPEL JANE Y	
Owner 3:	
Street 1: 58 BRANTWOOD RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1: HAIBLE JOHN/BOTTALAT ANNA -
Owner 2: -
Street 1: 58 BRANTWOOD RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 9,377 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Stucco Exterior and 3382 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9377		Sq. Ft.	Site		0	90.	0.75	10									631,175						631,200	

Total AC/HA: 0.21527

Total SF/SM: 9377

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 631,175

Spl Credit

Total: 631,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 1	Rating: Very Good			SCUTTLE HOLE.									
Sty Ht: 2	- 2 Story			A Bath: 1	Rating: 1												
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Very Good												
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating: 1												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good												
Prime Wall: 6	- Stucco			A HBth: 1	Rating: 1												
Sec Wall: 1	%			OthrFix: 1	Rating: 1												
Roof Struct: 2	- Hip			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1									
Color: RED				A Kits: 1	Rating: 1			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir: 1				Frl: 1	Rating: 1			Other									
GENERAL INFORMATION				WSFlue: 1	Rating: Average			Upper									
Grade: B - Good (-)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1912	Eff Yr Blt:			Location: 1				Lvl 1									
Alt LUC: 1	Alt %:			Total Units: 1				Lower									
Jurisdct: G6	Fact: .			Floor: 1				Totals				RMs: 8	BRs: 4	Baths: 1	HB: 1		
Const Mod: 1				% Own: 1													
Lump Sum Adj: 1				Name: 1													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6	%		Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 2	- Plaster			Functional: 1				Interior:	1	8	4						
Sec Int Wall: 1	%			Economic: 1				Additions:									
Partition: T - Typical				Special: 1				Kitchen:									
Prim Floors: 3	- Hardwood			Override: 1				Baths:									
Sec Floors: 6	- Ceramic Tile	20	%	Total: 4.6				Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor: 1				Basic \$ / SQ: 125.00				Heating:									
Bsmnt Gar: 1				Size Adj: 1.11937857				General:									
Electric: 3	- Typical			Const Adj: 1.01189888				Totals				1	8	4			
Insulation: 2	- Typical			Adj \$ / SQ: 141.587													
Int vs Ext: S				Other Features: 120186													
Heat Fuel: 2	- Gas			Grade Factor: 1.21													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod: 1													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO				Adj Total: 676209													
% Com Wall: 1				Depreciation: 31106													
				Depreciated Total: 645103				WtAv\$/SQ:	AvRate:	Ind.Val							
								Juris. Factor: 1.00		Before Depr: 171.32							
								Special Features: 0		Val/Su Net: 152.87							
								Final Total: 645100		Val/Su SzAd: 288.38							
MOBILE HOME				Make: 1													
SPEC FEATURES/YARD ITEMS				Model: 1													
				Serial #: 1													
				Year: 1													
				Color: 1													
PARCEL ID 136.0-0002-0006.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1935	19.13	T	50	101			3,800		3,800
2	Frame Shed	D	Y	1	9X14	A	AV	2010	0.00	T	7.2	101					
More: N	Total Yard Items:	3,800		Total Special Features:			Total:	3,800									
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,145	93.450	106,997	BMT	100	GFB	100	G								
FFL	First Floor	1,145	141.590	162,117													
SFL	Second Floor	1,092	141.590	154,613													
PAT	Patio	338	3.400	1,149													
WDK	Deck	204	11.030	2,250													
EFP	Enclos Porch	200	41.320	8,265													
OFF	Open Porch	96	34.090	3,272													
Net Sketched Area: 4,220				Total:	438,663												
Size Ad	2237	Gross Are	4220	FinArea	3382												
IMAGE																	
AssessPro Patriot Properties, Inc																	